138.0	0008	0002.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,600 / 885,600
					USE VALUE:	885,600 / 885,600
					ASSESSED:	885,600 / 885,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		SPRING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROGERS AMY L
Owner 2:	
Owner 3:	
Street 1:	28 SPRING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROGERS AMY L/JAMES W JR -
Owner 2:	-
Street 1:	28 SPRING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 7,614 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1880, having primarily Clapboard Exterior and 2312 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7614.000	360,400		525,200	885,600
Total Card	0.175	360,400		525,200	885,600
Total Parcel	0.175	360,400		525,200	885,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.05 | /Parcel: 383.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	88942
GIS Ref	
GIS Ref	
Insp Date	05/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 138.0-0008-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,500	0	7,614.	525,200	885,700	885,700	Year End Roll	12/18/2019
2019	101	FV	268,700	0	7,614.	554,400	823,100	823,100	Year End Roll	1/3/2019
2018	101	FV	213,000	0	7,614.	408,500	621,500	621,500	Year End Roll	12/20/2017
2017	101	FV	213,000	0	7,614.	391,000	604,000	604,000	Year End Roll	1/3/2017
2016	101	FV	213,000	0	7,614.	361,800	574,800	574,800	Year End	1/4/2016
2015	101	FV	207,800	0	7,614.	303,500	511,300	511,300	Year End Roll	12/11/2014
2014	101	FV	207,800	0	7,614.	296,500	504,300	504,300	Year End Roll	12/16/2013
2013	101	FV	207,800	0	7,614.	282,500	490,300	490,300		12/13/2012

!10716!

PRINT

Date	Time
12/11/20	00:59:46

LAST REV

Date	Time
07/24/18	09:11:54
apro	
10716	

USER DEFINED

Prior Id # 1:	88942
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROGERS AMY L/JA	51903-397		11/18/2008	Family	1	No	No		
MCCARGAR AMY	44357-383		12/23/2004	Family	1	No	No		
DEDINAS MARC W	33844-490		10/17/2001	Family		No	No		
CUTLIFFE JOHN C	32017-98		11/10/2000		237,000	No	No		
	15434-157		2/1/1984		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/18/2017	1212	Addition		O				
8/3/2007	658	Manual	2,500					strip vinyl siding
6/16/2004	513	Temp Ten	500					

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	MEAS&NOTICE	HS	Hanne S
2/24/2009	Measured	372	PATRIOT
2/26/2001	MLS	MM	Mary M
12/1/1999	Mailer Sent		
11/10/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7614		Sq. Ft.	Site		0	90.	0.77	10			Heavy T	-10					525,223						525,200	

Total AC/HA: 0.17479 | Total SF/SM: 7614 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 525,223 | Spl Credit | Total: 525,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1880	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:	L - Location	5.0	%
Special:			%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10415220
Const Adj.:	0.99000001
Adj $ / SQ:	136.639
Other Features:	88311
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	466052
Depreciation:	105654
Depreciated Total:	360398

COMMENTS

LOC=HGWAY.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

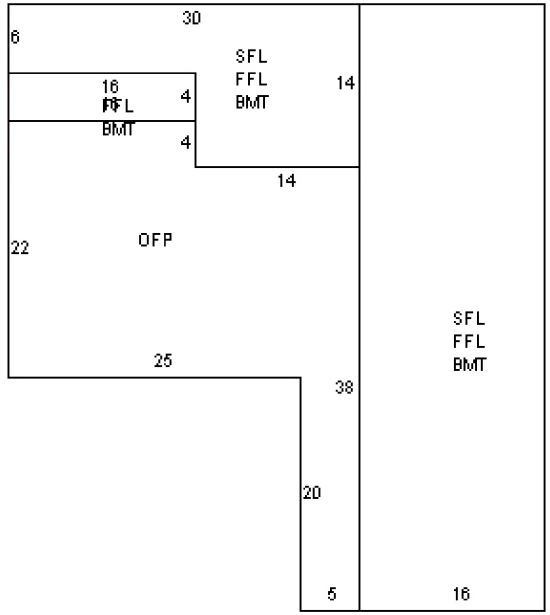
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	136.64
Special Features:	0	Val/Su Net:	85.73
Final Total:	360400	Val/Su SzAd	155.88

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,188	40.990	48,698
FFL	First Floor	1,188	136.640	162,327
SFL	Second Floor	1,124	136.640	153,582
OFP	Open Porch	704	18.660	13,133

Net Sketched Area:	4,204	Total:	377,740
Size Ad	2312	Gross Are	4204	FinArea	2312
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

138.0-0008-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	